

2

CELLU DRIVE

NASHUA, NEW HAMPSHIRE

Route 101A / Amherst St




THE
DARTMOUTH
COMPANY
www.dartco.com
617.262.6620

Scott Black
617.369.5902
sblack@dartco.com

SIZE | +/- 1,200SF

SITE FACTS

- Join Petsmart, Walgreens, Weightwatchers, Coldstone, Hair Cuttery, Cover Nails, and Charles Schwab
- High profile location on Route 101A at a fully signalized intersection
- The site shares the signal with Target, TJ Maxx, Walgreens, Convenient MD and Willie Jewell's Bar-B-Q
- +/- 1,200 SF available
- Large pylon with signage for all tenants

MARKET FACTS

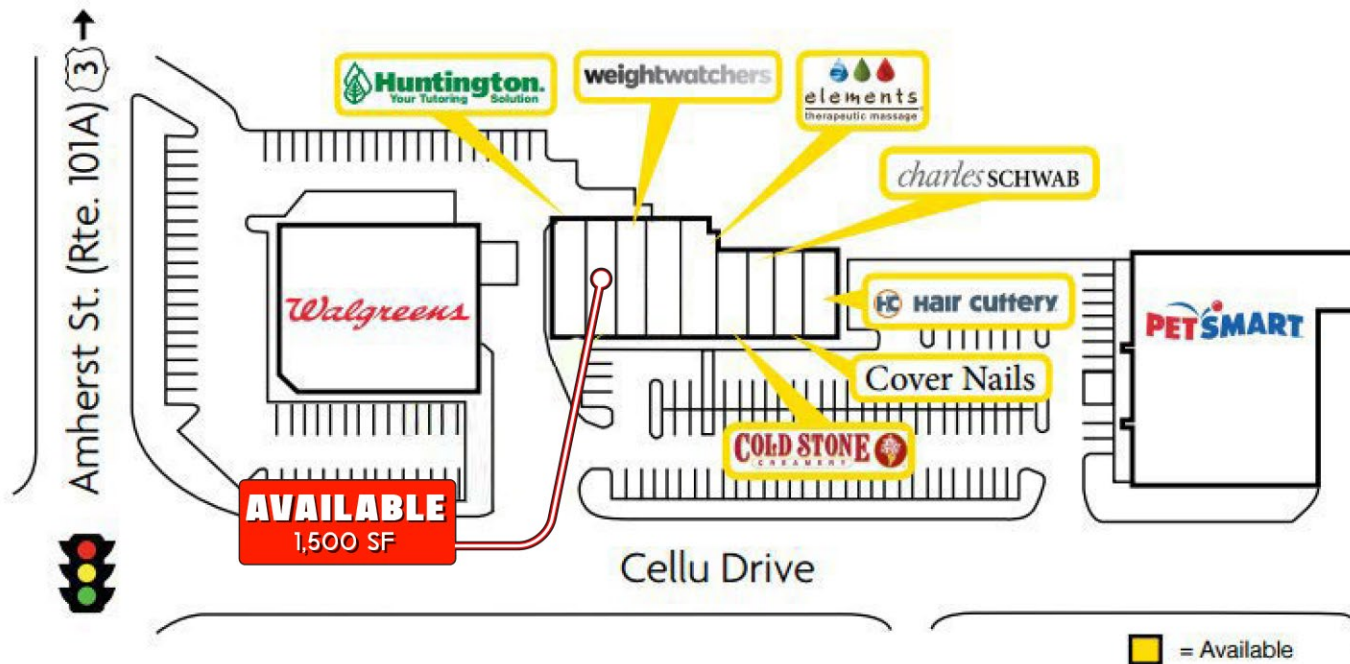
- Route 101A is a major east to west retail corridor in a rapidly growing trade area with national and regional tenants
- Greater Nashua area is one of only three super-regional retail markets in New Hampshire and attracts shoppers from a large trade area.
- The property is located between Route 3 and Route 101, which allows easy access from a truly regional trade area.

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	24,347	86,042	236,835
Households	9,807	34,987	91,548
Median HH Income	\$97,378	\$78,790	\$92,268
Daytime Population	31,796	81,750	176,354

TRAFFIC COUNTS

- Route 101A: 36,000 ADT



NEARBY RETAILERS



AVAILABLE NOW



OVERALL AERIAL



ZOOM IN AERIAL



Arby's

Pier 1 imports

AMHERST STREET

STARBUCKS
COFFEE

TOWN FAIR TIRE

MARKET BASKET
Marshalls
HomeGoods
JO ANN
BIGLOTS!
planet fitness

CELINA AVENUE

Shell

chili's

36,000 ADT

UNO CHICAGO GRILL

Ford

BRIDGES BY EPOCH
ASSISTED LIVING
54 UNITS

KNIGHTBRIDGE
ARMS CONDOS
288 UNITS

WILLIE JEWELL'S
of the BAR-B-Q

TEXAS ROADHOUSE

ConvenientMD
URGENT CARE

USPS LOGISTICS &
DISTRIBUTION CENTER
600 EMPLOYEES

TARGET
Panera
T.J. MAXX

CELLU DRIVE

Walgreens

AMHERST STREET

SITE
2 CELLU DRIVE
Hair cutlery
Huntington
LEARNING CENTER
charles SCHWAB
COLD STONE

PETSMART